

479



**FIRST AMENDMENT**  
to  
**FIRST AMENDED AND RESTATED RESTRICTIONS**  
for  
**WOODS EDGE SECTION THREE**

STATE OF TEXAS       §  
  §  
COUNTY OF FORT BEND   §

WHEREAS, that instrument entitled "First Amended and Restated Restrictions- Woods Edge Section Three" was filed of record under Clerk's File No. 9063994 of the Official Public Records of Real Property of Fort Bend County, Texas ("Restrictions"), which subjected the property identified in the map or plat recorded in Volume 956, Page 855 of the Map Records of Fort Bend County, Texas, and all amendments to or replats of said maps or plats, to said Restrictions; and

WHEREAS, pursuant to Article VII, Section 7.01, of the Restrictions, entitled "Duration and Amendment," the Restrictions may be amended or modified at any time by an instrument signed by the then owners of a majority of land within the subdivision upon which residential structures may be constructed, with such majority of land to be determined on the basis of the total number of acres, and/or fractions thereof, owned within the subdivision by those owners signing such instrument when compared to the whole of the subdivision; and

WHEREAS, owners of a majority of the land within the subdivision upon which residential structures may be constructed desire to amend certain provisions of the Restrictions as set forth herein; and

NOW, THEREFORE, as evidenced by the signatures attached hereto, the owners of a majority of the land within the subdivision upon which residential structures may be constructed hereby approve the amendments set forth below.

1. Article III, Section 3.01 of the Restrictions, entitled "Single Family Residential Use," is amended and restated to read as follows:

Section 3.01 Single Family Residential Use. Each Owner shall use his Lot and the residential dwelling on his Lot, if any, for single family residential purposes only. As used herein, the term "single family residential purposes" shall be deemed to specifically prohibit, but without limitation, the use of any Lot for a duplex apartment, a garage apartment or any other apartment, or for any multi-family use. The use of a Lot or any part thereof for business or commercial purposes is prohibited. Notwithstanding the foregoing, the reasonable use of a home office or studio to engage in artistic, professional, or similar activities, including work utilizing Internet and telephone communication, is permitted, provided that such use does not involve clients, customers, employees, or an unreasonable number of deliveries going to or from the Lot. The use of a Lot as a child care facility, adult

care facility, church, nursery, school or pre-school, beauty parlor, barber shop, animal boarding, or for animal or rider training is expressly prohibited. Notwithstanding the foregoing, it is permissible for an Owner to train horses he or she owns on the Owner's Lot, provided that all training is done by the Owner. "Boarding" as used in this Section 3.01 means the Owner of a Lot allows another person's animal(s) to remain on the Owner's Lot for any period of time, and the Owner receives consideration or benefit for such use of the Lot, including but not limited to, a fee, service, gratuity, or emolument. No Owner shall use the Common Areas or use or permit such Owner's Lot or residential dwelling to be used for any purpose that would (i) void any insurance in force with respect to the Subdivision; (ii) make it impossible to obtain any insurance required by these Restrictions; (iii) constitute a public or private nuisance, which determination may be made by the Board of Directors in its sole discretion; (iv) constitute a violation of the Restrictions or any applicable law or (v) unreasonably interfere with the use and occupancy of the Subdivision by the other Owners.

2. Article III, Section 3.04 of the Restrictions, entitled "Passenger Vehicles," is amended and restated to read as follows:

Section 3.04 Passenger Vehicles. No more than four (4) passenger vehicles or pick-up trucks in operating condition, having current license plates and inspection stickers, capable of daily use by the residents of the Lot as motor vehicles on the streets and highways of the State of Texas, and which vehicles or pick-up trucks do not exceed six feet six inches (6'6") in height, or seven feet six inches (7' 6") in width, or twenty-one feet (21') in length shall be permitted to be parked on the driveway of the Lot or in the street adjacent to such Lot at any time. All other passenger vehicles or pick-up trucks regularly used by the residents of a Lot shall be parked, kept, or stored in the garage located upon such Lot. For the purposes of these Restrictions, the term "passenger vehicle" is limited to any vehicle which displays a passenger vehicle license plate issued by the State of Texas or which, if displaying a license plate issued by another state, would be eligible to obtain a passenger vehicle license plate from the State of Texas; and, the term "pick-up truck" is limited to a 1-ton capacity pick-up truck which has not been adapted or modified for commercial use. Vehicles that are not licensed, not registered, not operable, or do not have fully inflated tires may not be parked so as to be visible from the street or from the sides of a Lot at any time.

Vehicles owned by guests may be parked only temporarily on the driveway of the Lot or on an adjacent street. "Temporarily" as used herein means no longer than 24 consecutive hours or a total of seven (7) days in any given one (1) month period.

No vehicles may be parked overnight on the streets adjacent to any Lots.

3. Article III, Section 3.05 of the Restrictions, entitled "Other Vehicles," is amended and restated to read as follows:

Section 3.05 Other Vehicles. No tractors, lawn maintenance equipment, trailers, boats and/or trailers, stock trailers, or recreational vehicles shall be parked, kept, or stored upon any Lot unless such vehicles are completely concealed from public view either within a garage located upon the Lot or otherwise totally concealed from sight when viewing the Lot at ground level from either the front or sides of such Lot. No motorcycles, dirt bikes or other motor vehicles, such as all-terrain vehicles (ATVs) shall be used on any undeveloped Lots, easements or park areas within the subdivision except for those vehicles necessary for the maintenance of such areas. A boat and/or trailer, stock trailer, recreational vehicle, motor home, or other similar vehicle may be parked in view of the public for no more than ninety-six (96) hours per calendar month for purposes of loading, cleaning, minor repair or unloading.

4. Article III, Section 3.14(a) of the Restrictions, entitled "Permitted Animals," is amended and restated to read as follows:

Section 3.14 Animals.

(a) Permitted Animals. No animals, livestock or poultry of any kind shall be permitted on any Lot for any purpose with the exception of: common household pets such as cats and dogs not to exceed four (4) of each per household; horses and sheep not to exceed one (1) of each per acre of land rounded to the nearest acre; eight (8) rabbits per household; and, poultry such as chickens, ducks, geese, guineas, pigeons, doves or turkeys. Such permitted animals, livestock or poultry shall not be kept for any commercial purposes, including sale, breeding, or boarding. No permitted animals may be or become a nuisance or annoyance in the Subdivision.

This First Amendment to First Amended and Restated Restrictions for Woods Edge Section Three ("**First Amendment**") will be construed according to the laws of the State of Texas and is for the benefit of and will be binding upon the parties hereto and their respective heirs, successors, and assigns.

Capitalized terms used herein have the same meanings as that set forth in the Restrictions, as amended, unless otherwise indicated.

Except as amended herein, all provisions in the Restrictions, as previously amended or supplemented, remain in full force and effect.

This instrument will be effective upon recording in the Official Public Records of Real Property of Fort Bend County, Texas.

CERTIFICATION

I hereby certify that I am the duly elected, qualified, and acting President of the Woods Edge Section Three Neighborhood Committee, Inc. and that the foregoing First Amendment to First Amended and Restated Restrictions for Woods Edge Section Three was approved by the owners of a majority of land within the subdivision upon which residential structures may be constructed as evidenced by the signatures attached hereto.

TO CERTIFY which witness my hand this the 8<sup>th</sup> day of March, 2019.

WOODS EDGE SECTION THREE NEIGHBORHOOD COMMITTEE, INC.

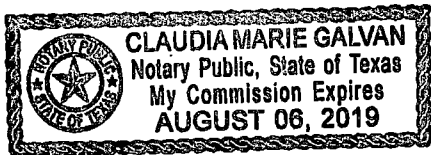
By: Edie A. Speer

Printed: Edie A. Speer

Its: President

STATE OF TEXAS §  
COUNTY OF FORT BEND §

This instrument was acknowledged before me on 8<sup>th</sup> day of March, 2019 by Edie A. Speer, President of Woods Edge Section Three Neighborhood Committee, Inc. on behalf of said corporation.



Claudia Galvan  
Notary Public in and for the State of Texas

1,590

BALLOT TO VOTE ON THE FIRST AMENDMENT  
to  
FIRST AMENDED AND RESTATED RESTRICTIONS  
for  
WOODS EDGE SECTION THREE

I/we, the undersigned, as representative(s) of all of the owners of the property listed below, do hereby cast our vote on the First Amendment to First Amended and Restated Restrictions for Woods Edge Section Three ("First Amendment") as follows:

Should the amendment pass, this ballot will be recorded in the real property records for Fort Bend County, Texas.

Place an "X" in the square beside the statement indicating the way you wish to vote:

**FOR** First Amendment

**AGAINST** First Amendment

AS PER ORIGINAL

OWNER(S) OF PROPERTY

*JM Ct*

Signature

*JOE CARTE*

Printed Name of Owner

*2/7/2019*

Date

*Michele Carte*

Signature

*Michele Carte*

Printed Name of Owner

*2/7/19*

Date

OWNERS' PROPERTY ADDRESS IN  
WOODS EDGE SECTION THREE:

*5007 CHERRY RIDGE*

Street Address

RETURN THIS BALLOT...

By mail to:  
Woods Edge Section 3 Neighborhood Committee, Inc.  
1860 FM 359, #104  
Richmond, TX 77406

OR

Deliver to any member of the Board

BALLOT TO VOTE ON THE FIRST AMENDMENT  
to  
FIRST AMENDED AND RESTATED RESTRICTIONS  
for  
WOODS EDGE SECTION THREE

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Place an "X" in the square beside the statement indicating the way you wish to vote:

FOR First Amendment

AGAINST First Amendment

AS PER ORIGINAL

OWNER(S) OF PROPERTY

*Carl Hoffman*

Signature

CARL HOFFMAN

Printed Name of Owner

2/12/19

Date

Signature

*Raquel Hoffman*

Printed Name of Owner

2/12/19

Date

OWNERS' PROPERTY ADDRESS IN  
WOODS EDGE SECTION THREE:

4911 Cherry Ridge Rd.

Street Address

RETURN THIS BALLOT...

By mail to:  
Woods Edge Section 3 Neighborhood Committee, Inc.  
1860 FM 359, #104  
Richmond, TX 77406

OR

Deliver to any member of the Board

4.993

BALLOT TO VOTE ON THE FIRST AMENDMENT  
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FIRST AMENDED AND RESTATED RESTRICTIONS  
for  
WOODS EDGE SECTION THREE

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FOR First Amendment

AGAINST First Amendment

AS PER ORIGINAL

OWNER(S) OF PROPERTY

Danielle Stegall  
Signature

DANIELLE STEGALL  
Printed Name of Owner

2-11-19  
Date

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Printed Name of Owner

\_\_\_\_\_  
Date

OWNERS' PROPERTY ADDRESS IN  
WOODS EDGE SECTION THREE:

5210 CHERRY RIDGE RD.  
Street Address

RETURN THIS BALLOT...

By mail to:  
Woods Edge Section 3 Neighborhood Committee, Inc.  
1860 FM 359, #104  
Richmond, TX 77406

OR  
Deliver to any member of the Board

1,688

BALLOT TO VOTE ON THE FIRST AMENDMENT  
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FIRST AMENDED AND RESTATED RESTRICTIONS  
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WOODS EDGE SECTION THREE

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FOR First Amendment       AGAINST First Amendment

AS PER ORIGINAL

OWNER(S) OF PROPERTY

Signature

RICHARD CASH  
Printed Name of Owner

2/11/19  
Date

Signature

AUBREY CASH  
Printed Name of Owner

2/11/19  
Date

OWNERS' PROPERTY ADDRESS IN  
WOODS EDGE SECTION THREE:

5202 CHERRY RIDGE RD  
Street Address

RETURN THIS BALLOT...

By mail to:  
Woods Edge Section 3 Neighborhood Committee, Inc.  
1860 FM 359, #104  
Richmond, TX 77406

OR  
Deliver to any member of the Board



~~1003~~  
3,133

BALLOT TO VOTE ON THE FIRST AMENDMENT  
to  
FIRST AMENDED AND RESTATED RESTRICTIONS  
for  
WOODS EDGE SECTION THREE

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Should the amendment pass, this ballot will be recorded in the real property records for Fort Bend County, Texas.

Place an "X" in the square beside the statement indicating the way you wish to vote:

FOR First Amendment       AGAINST First Amendment

AS PER ORIGINAL

OWNER(S) OF PROPERTY

*[Signature]*  
Signature

*Noem BARRINGTON*      *2/12/19*  
Printed Name of Owner      Date

*Kris Barrington*  
Signature

*KRIS BARRINGTON*      *2-12-19*  
Printed Name of Owner      Date

OWNERS' PROPERTY ADDRESS IN WOODS EDGE SECTION THREE:

*5602 Cherry Ridge Rd*  
Street Address

**RETURN THIS BALLOT...**  
By mail to:  
Woods Edge Section 3 Neighborhood Committee, Inc.  
1860 FM 359, #104  
Richmond, TX 77406

**OR**  
Deliver to any member of the Board

1.550

BALLOT TO VOTE ON THE FIRST AMENDMENT  
to  
FIRST AMENDED AND RESTATED RESTRICTIONS  
for  
WOODS EDGE SECTION THREE

I/we, the undersigned, as representative(s) of all of the owners of the property listed below, do hereby cast our vote on the First Amendment to First Amended and Restated Restrictions for Woods Edge Section Three ("First Amendment") as follows:

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Place an "X" in the square beside the statement indicating the way you wish to vote:



**FOR** First Amendment



**AGAINST** First Amendment

OWNER(S) OF PROPERTY

Carol Lewis  
Signature

Carol Lewis  
Printed Name of Owner

2-12-19  
Date

Richard C Lewis  
Signature

Richard C Lewis  
Printed Name of Owner

2-12-19  
Date

OWNERS' PROPERTY ADDRESS IN  
WOODS EDGE SECTION THREE:

5403 Cedar Creek  
Street Address

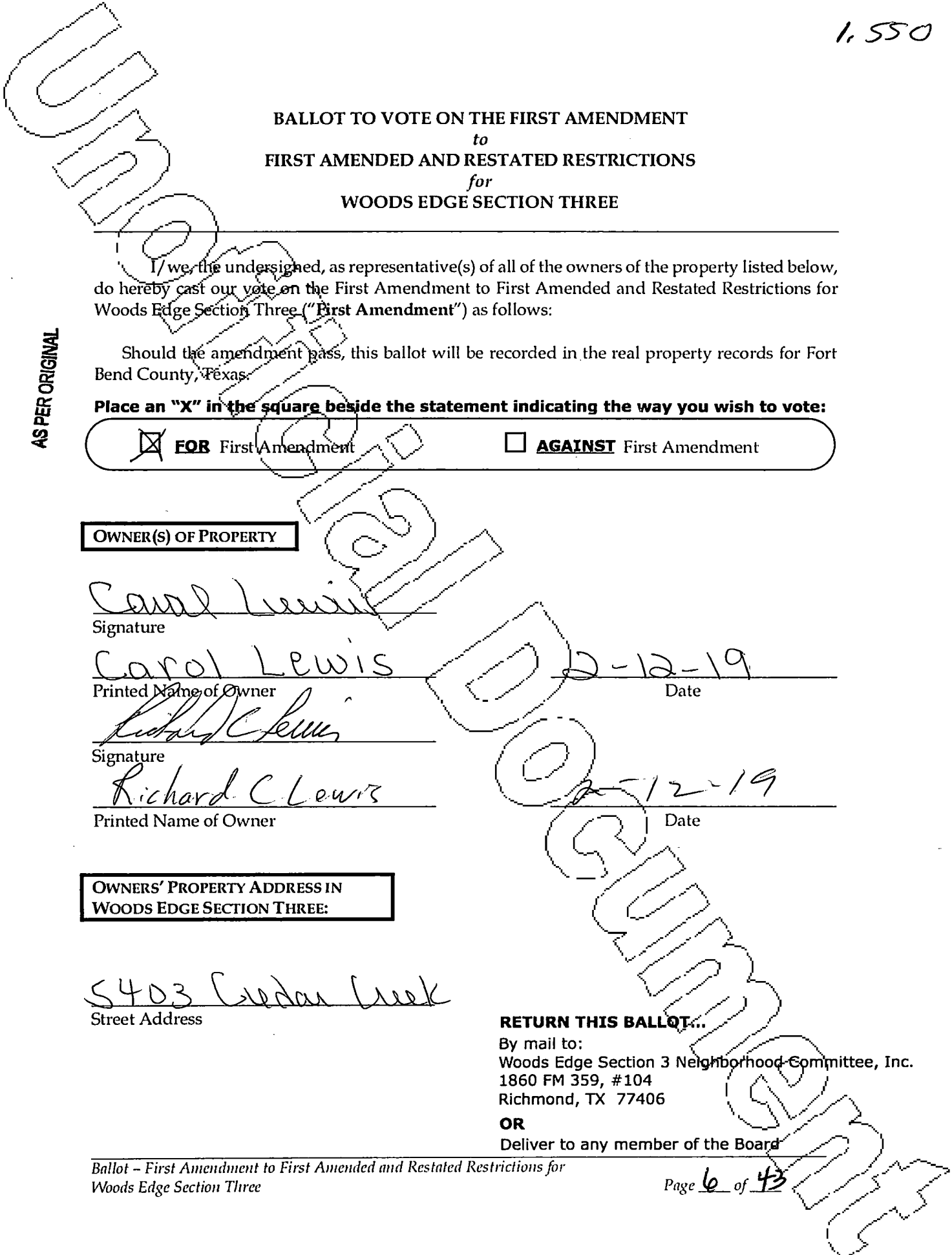
**RETURN THIS BALLOT...**

By mail to:  
Woods Edge Section 3 Neighborhood Committee, Inc.  
1860 FM 359, #104  
Richmond, TX 77406

**OR**

Deliver to any member of the Board

AS PER ORIGINAL



1.983

BALLOT TO VOTE ON THE FIRST AMENDMENT  
to  
FIRST AMENDED AND RESTATED RESTRICTIONS  
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WOODS EDGE SECTION THREE

I/we, the undersigned, as representative(s) of all of the owners of the property listed below, do hereby cast our vote on the First Amendment to First Amended and Restated Restrictions for Woods Edge Section Three ("First Amendment") as follows:

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Place an "X" in the square beside the statement indicating the way you wish to vote:

FOR First Amendment

AGAINST First Amendment

OWNER(S) OF PROPERTY

Stanley Speer  
Signature

STANLEY SPEER J 7-26-19  
Printed Name of Owner Date

Eddie Speer  
Signature

Edie A. Speer 7-26-19  
Printed Name of Owner Date

OWNERS' PROPERTY ADDRESS IN  
WOODS EDGE SECTION THREE:

5207 Hickory Hollow  
Street Address

RETURN THIS BALLOT...

By mail to:  
Woods Edge Section 3 Neighborhood Committee, Inc.  
1860 FM 359, #104  
Richmond, TX 77406

OR

Deliver to any member of the Board

AS PER ORIGINAL

BALLOT TO VOTE ON THE FIRST AMENDMENT  
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Place an "X" in the square beside the statement indicating the way you wish to vote:

**FOR** First Amendment

**AGAINST** First Amendment

OWNER(S) OF PROPERTY

Cecil Knott  
Signature

Cecil Knott 2/14/2019  
Printed Name of Owner Date

Betty Knott  
Signature

Betty Knott 2-14-2019  
Printed Name of Owner Date

OWNERS' PROPERTY ADDRESS IN  
WOODS EDGE SECTION THREE:

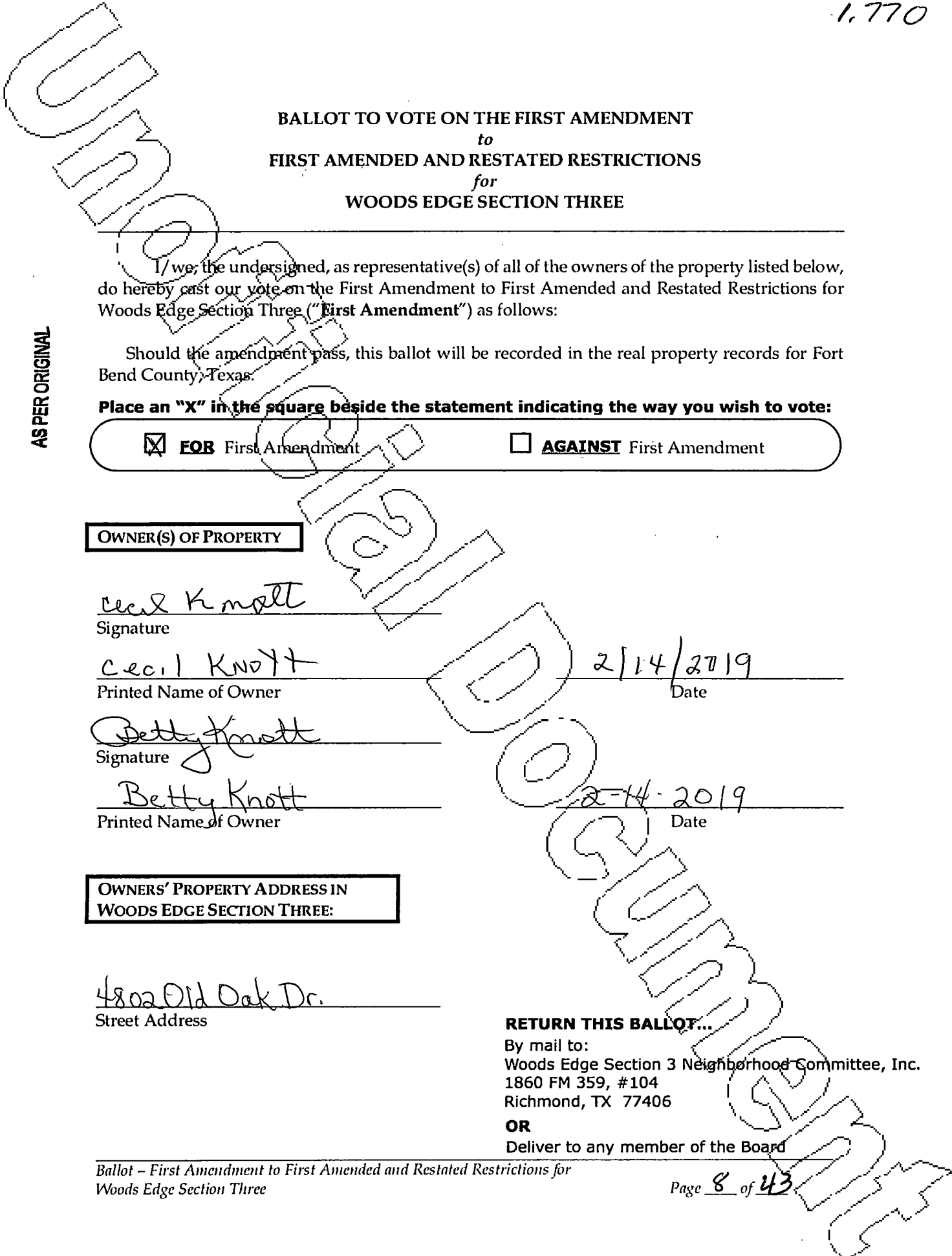
4802 Old Oak Dr.  
Street Address

RETURN THIS BALLOT...

By mail to:  
Woods Edge Section 3 Neighborhood Committee, Inc.  
1860 FM 359, #104  
Richmond, TX 77406

OR  
Deliver to any member of the Board

AS PER ORIGINAL



2051

BALLOT TO VOTE ON THE FIRST AMENDMENT  
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FIRST AMENDED AND RESTATED RESTRICTIONS  
for  
WOODS EDGE SECTION THREE

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Place an "X" in the square beside the statement indicating the way you wish to vote:

FOR First Amendment

AGAINST First Amendment

OWNER(S) OF PROPERTY

*Keith Witt*  
Signature

Keith Witt  
Printed Name of Owner

2-10-19  
Date

*Kimberly Witt*  
Signature

Kimberly Witt  
Printed Name of Owner

2-10-19  
Date

OWNERS' PROPERTY ADDRESS IN  
WOODS EDGE SECTION THREE:

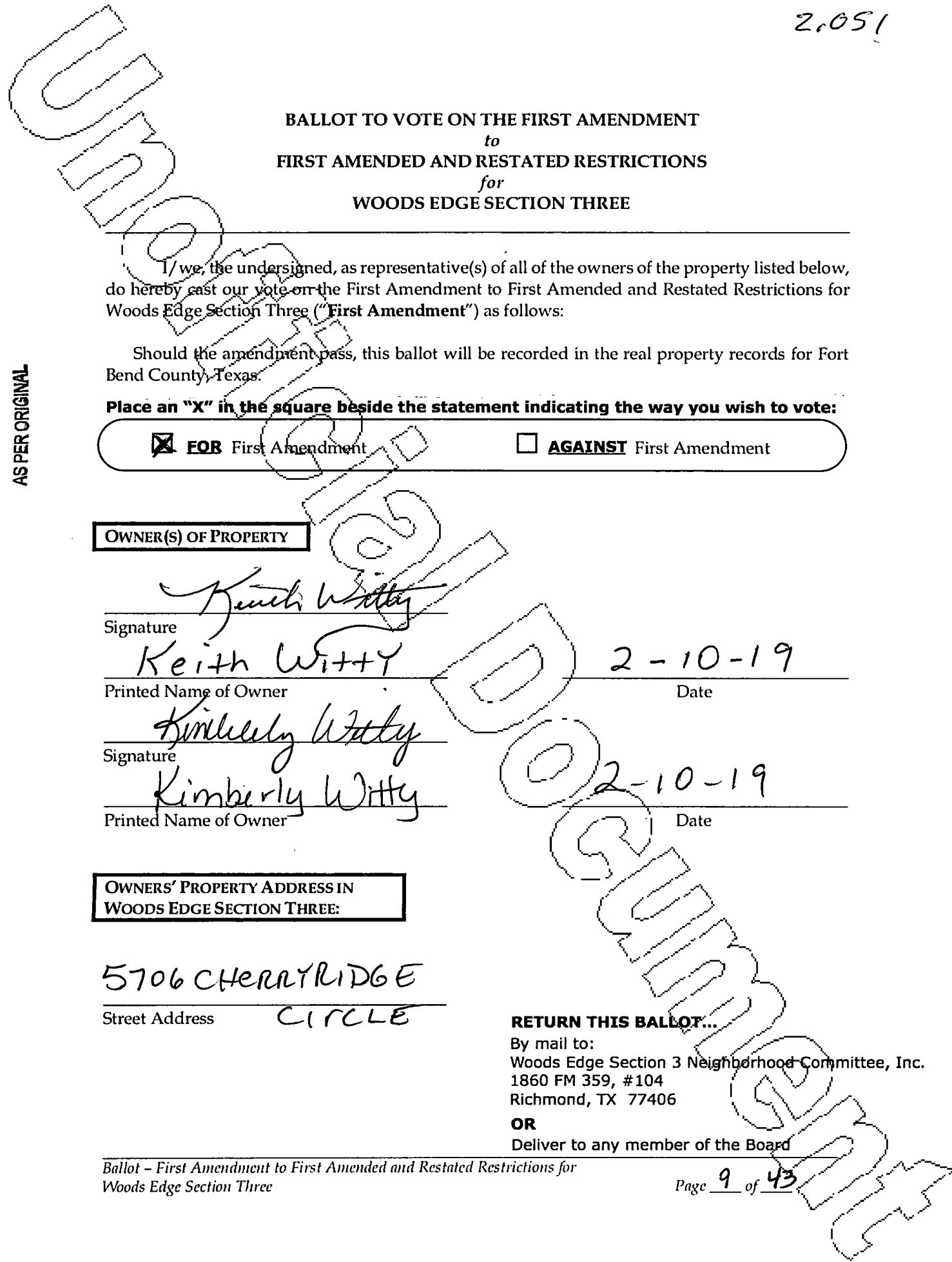
5706 CHERRY RIDGE  
Street Address CIRCLE

RETURN THIS BALLOT...

By mail to:  
Woods Edge Section 3 Neighborhood Committee, Inc.  
1860 FM 359, #104  
Richmond, TX 77406

OR  
Deliver to any member of the Board

AS PER ORIGINAL



1,669

BALLOT TO VOTE ON THE FIRST AMENDMENT  
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FIRST AMENDED AND RESTATED RESTRICTIONS  
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WOODS EDGE SECTION THREE

I/we, the undersigned, as representative(s) of all of the owners of the property listed below, do hereby cast our vote on the First Amendment to First Amended and Restated Restrictions for Woods Edge Section Three ("First Amendment") as follows:

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**FOR** First Amendment       **AGAINST** First Amendment

OWNER(S) OF PROPERTY

*James W. Rinn*  
Signature

JAMES W. RINN  
Printed Name of Owner

2-12-2019  
Date

*Valorie Rinn*  
Signature

VALORIE RINN  
Printed Name of Owner

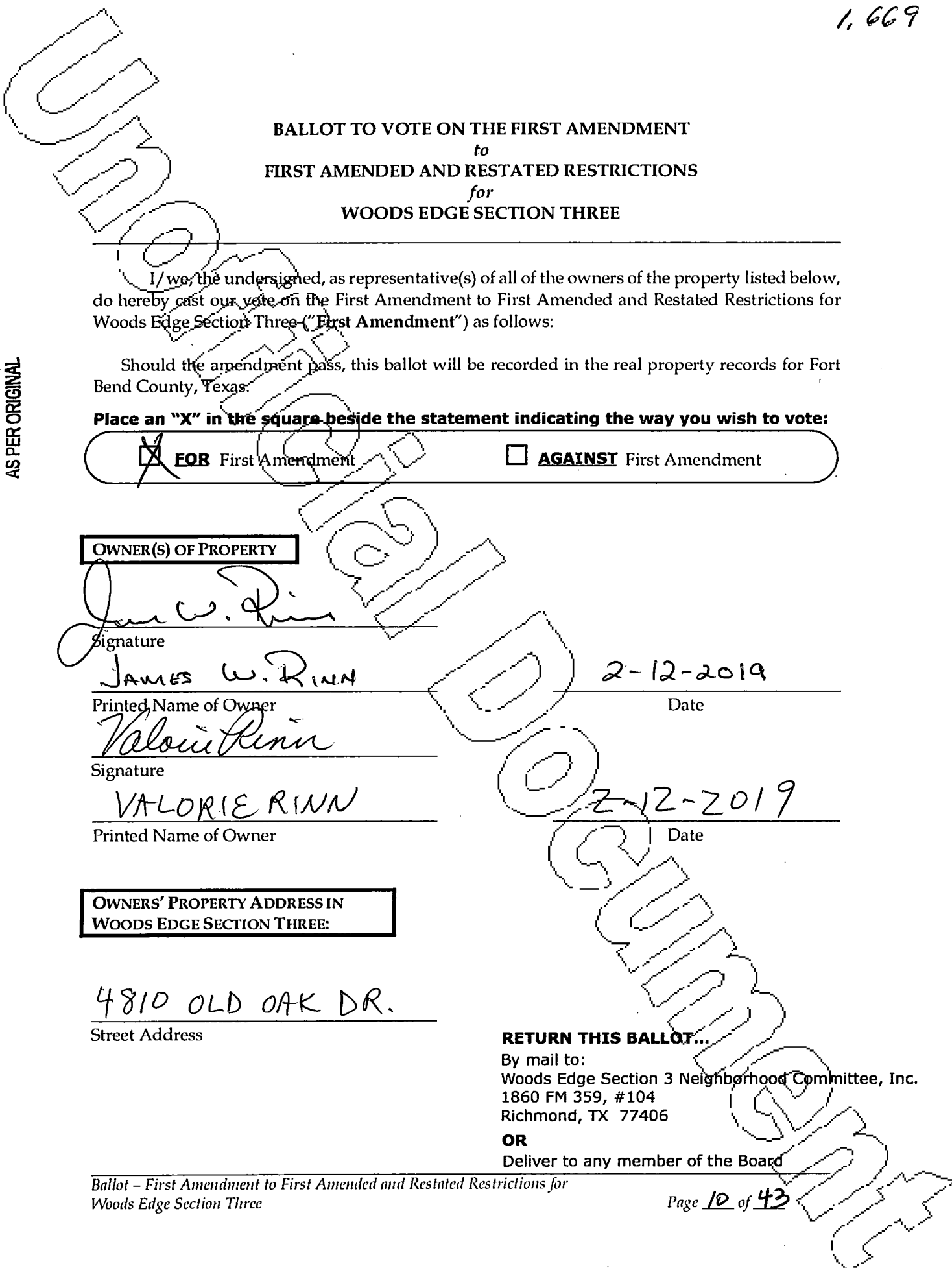
2-12-2019  
Date

OWNERS' PROPERTY ADDRESS IN WOODS EDGE SECTION THREE:

4810 OLD OAK DR.  
Street Address

**RETURN THIS BALLOT...**  
By mail to:  
Woods Edge Section 3 Neighborhood Committee, Inc.  
1860 FM 359, #104  
Richmond, TX 77406  
**OR**  
Deliver to any member of the Board

AS PER ORIGINAL



BALLOT TO VOTE ON THE FIRST AMENDMENT  
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FIRST AMENDED AND RESTATED RESTRICTIONS  
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WOODS EDGE SECTION THREE

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**FOR** First Amendment



**AGAINST** First Amendment

OWNER(S) OF PROPERTY

Rodolfo Alvarez

Signature

Rodolfo Alvarez

Printed Name of Owner

2/16/2019

Date

Maria A. Alvarez

Signature

Maria A. Alvarez

Printed Name of Owner

3/04/2019

Date

OWNERS' PROPERTY ADDRESS IN  
WOODS EDGE SECTION THREE:

5702 Hickory Hollow

Street Address

RETURN THIS BALLOT...

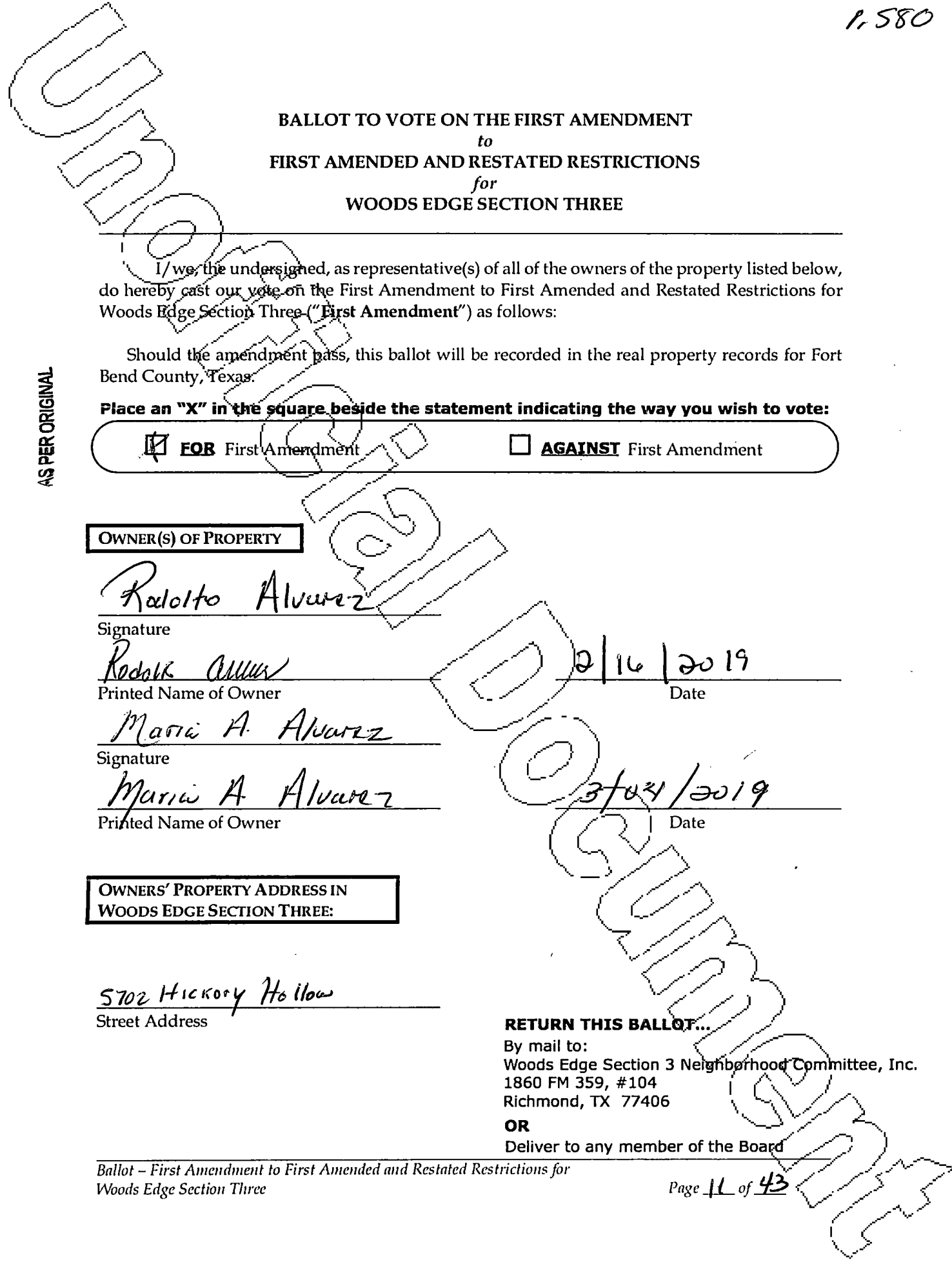
By mail to:

Woods Edge Section 3 Neighborhood Committee, Inc.  
1860 FM 359, #104  
Richmond, TX 77406

OR

Deliver to any member of the Board

AS PER ORIGINAL







1.531

BALLOT TO VOTE ON THE FIRST AMENDMENT  
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FOR First Amendment

AGAINST First Amendment

OWNER(S) OF PROPERTY

Signature

Printed Name of Owner

Signature

Printed Name of Owner

2/14/19  
Date

2/14/19  
Date

OWNERS' PROPERTY ADDRESS IN  
WOODS EDGE SECTION THREE:

5005 Cherry Ridge  
Street Address

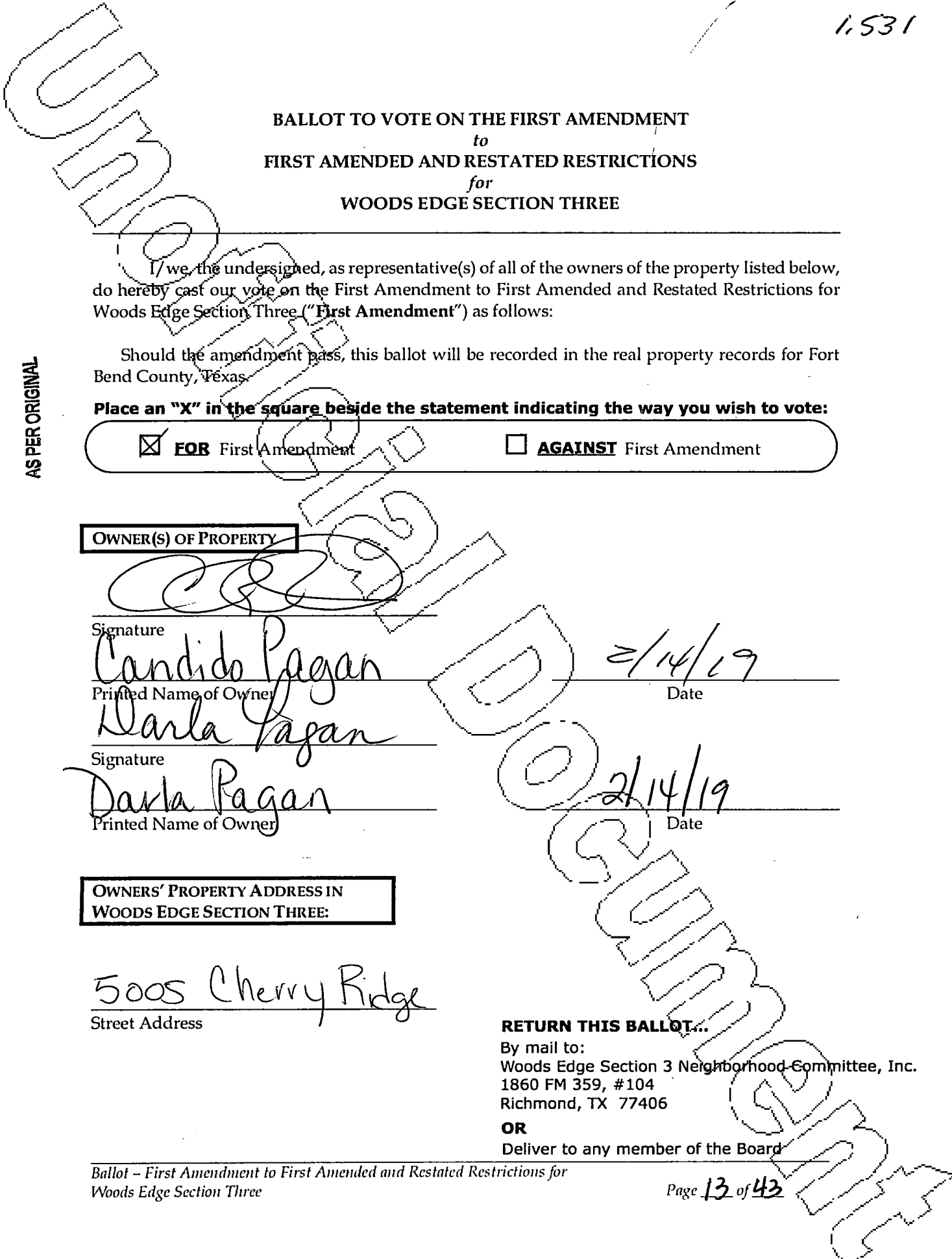
RETURN THIS BALLOT...

By mail to:  
Woods Edge Section 3 Neighborhood Committee, Inc.  
1860 FM 359, #104  
Richmond, TX 77406

OR

Deliver to any member of the Board

AS PER ORIGINAL



3,122

**BALLOT TO VOTE ON THE FIRST AMENDMENT  
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FIRST AMENDED AND RESTATED RESTRICTIONS  
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**FOR** First Amendment

**AGAINST** First Amendment

**OWNER(S) OF PROPERTY**

*[Signature]*  
Signature

*Antonio P Rodriguez*  
Printed Name of Owner

*2-20-19*  
Date

*[Signature]*  
Signature

*Rhice M Rodriguez*  
Printed Name of Owner

*2-20-19*  
Date

**OWNERS' PROPERTY ADDRESS IN  
WOODS EDGE SECTION THREE:**

*5102 Cherry Ridge*  
Street Address

**RETURN THIS BALLOT...**

By mail to:  
Woods Edge Section 3 Neighborhood Committee, Inc.  
1860 FM 359, #104  
Richmond, TX 77406

**OR**

Deliver to any member of the Board

AS PER ORIGINAL

1.550

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**FOR** First Amendment

**AGAINST** First Amendment

OWNER(S) OF PROPERTY

Ronald Orr  
Signature

RONALD ORR  
Printed Name of Owner

2/20/19  
Date

PATRICIA Presley Orr  
Signature

Patricia Presley Orr  
Printed Name of Owner

2/20/19  
Date

OWNERS' PROPERTY ADDRESS IN  
WOODS EDGE SECTION THREE:

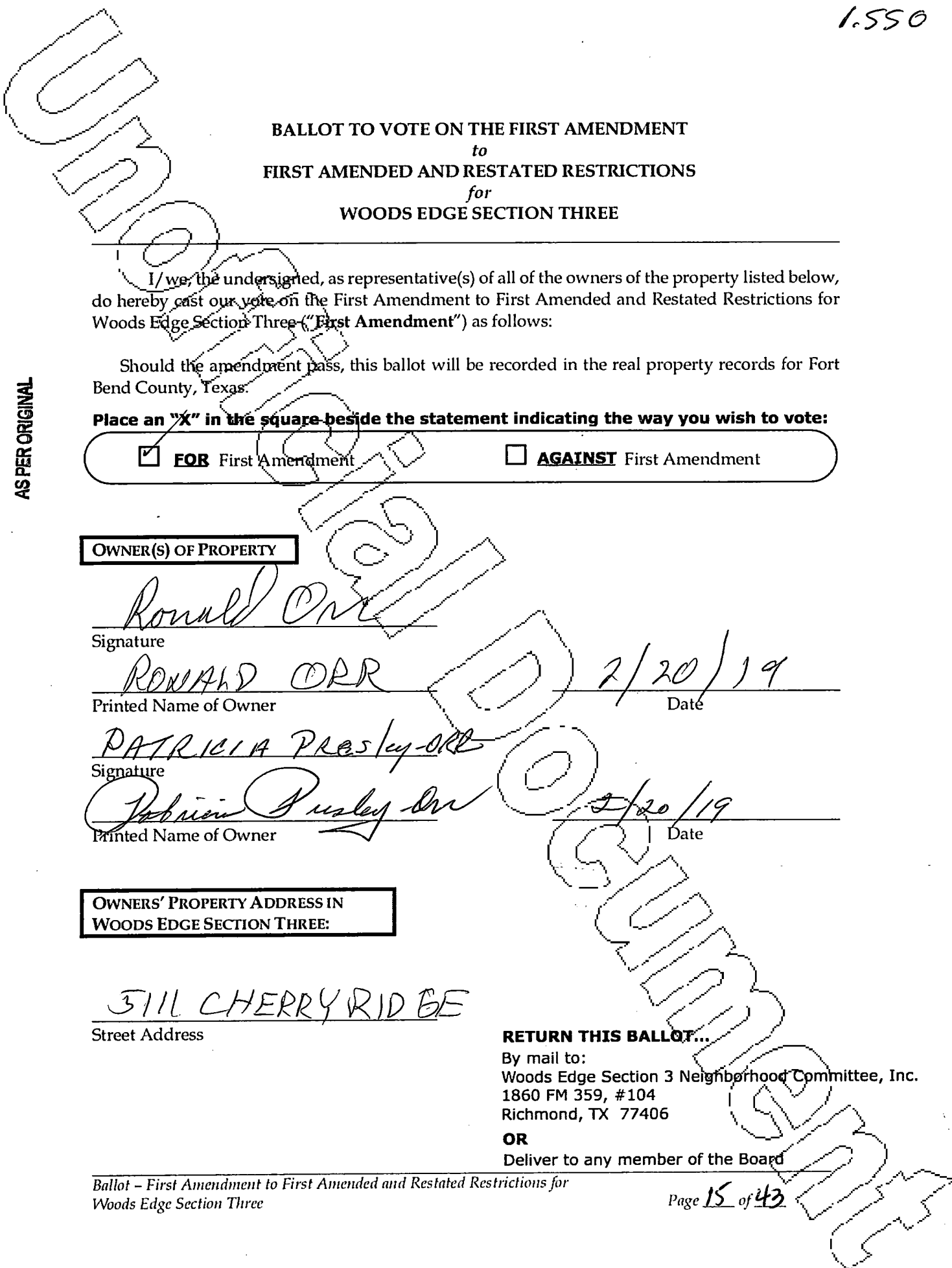
3111 CHERRY RIDGE  
Street Address

RETURN THIS BALLOT...

By mail to:  
Woods Edge Section 3 Neighborhood Committee, Inc.  
1860 FM 359, #104  
Richmond, TX 77406

OR  
Deliver to any member of the Board

AS PER ORIGINAL



1,876

**BALLOT TO VOTE ON THE FIRST AMENDMENT  
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**FOR** First Amendment

**AGAINST** First Amendment

**OWNER(S) OF PROPERTY**

*[Signature]*  
Signature

*Don Dulin*  
Printed Name of Owner

*2-20-2019*  
Date

*[Signature]*  
Signature

*Leslie Dulin*  
Printed Name of Owner

*2-20-19*  
Date

**OWNERS' PROPERTY ADDRESS IN  
WOODS EDGE SECTION THREE:**

*4914 Chenny Ridge Rd, Richmond TX 77406*  
Street Address

**RETURN THIS BALLOT...**

By mail to:  
Woods Edge Section 3 Neighborhood Committee, Inc.  
1860 FM 359, #104  
Richmond, TX 77406

**OR**

Deliver to any member of the Board

AS PER ORIGINAL

